



Qualify Your Short-Term Rental (Buy, Convert, Manifest)

Once completed, you can sign up for a free consult to review your property attraction worksheet with me here: <https://rentalpreneur.drift.com/letstalk>

Property Address (or area)
Property Value (current est. sales price or purchase price) \$
Monthly Mortgage Payment \$
Annual Mortgage Total \$
Current Rental income if any or Market Value \$
Type of Loan (if buying only) (e.g. 5% down FHA, 20% down investment conventional)
Down Payment Amount (if buying only)
% of Equity (you own)
HOA Dues/Mo \$
Cost of Property Management per year: (if currently have)
Est. Expenses: (electric, Wi-Fi, lawn care, water, etc.) \$ LIST ITEMS:

Total Annual Est. Expenses per year
Type of Property (SFR, Condo) (check all that apply)
<input type="checkbox"/> Detached SFR (single family residence) <input type="checkbox"/> Condo <input type="checkbox"/> Duplex (one unit) <input type="checkbox"/> Duplex (both unit) <input type="checkbox"/> Tri-plex <input type="checkbox"/> Townhome <input type="checkbox"/> HOA <input type="checkbox"/> Neighborhood Covenant <input type="checkbox"/> Other
Home Style (bungalow, ranch)
of Bedrooms
of Bathrooms
City
Distance to Downtown City Center
Walkable Distance (describe, blocks, miles etc)
Main Attractions (list)
Distance from Attractions
<u>Seasonal Costs</u> <input type="checkbox"/> \$ LOW (low maintenance e.g. has zero-scaping) <input type="checkbox"/> \$\$ MODERATE (moderate maintenance e.g. leaves, snow removal) <input type="checkbox"/> \$\$\$ LUXURY (High level of maintenance e.g. landscaping, leaves snow removal)

Minor Repairs or Renovations (paint, holes, etc)
Est. Cost of Repairs _____

Major Renovations (Roof, Flooring) _____
Est. Cost of Renovations \$ _____

Replace/Repair/Cost Est. Total Replace/Repair/Cost _____

Fans _____

Paint _____

Filters _____

HVAC _____

AC _____

Water filters _____

Baseboards/Trim _____

Electrical

Misc.

Amenities (hot-tub, porch, grill, steam room) _____ Total \$ _____

TV Cost \$ _____ Type: _____

Wifi \$ _____/mo company name: _____

Cable \$ _____/mo company name: _____

Roku/Firestick \$ _____

Netflix Account \$ _____/mo

Misc. _____

Outside Maintenance:

Paint

Landscape

Shoveling

Fencing

Raking

Sprinklers

Driveway

Parking *where: _____

Mailboxes

Sidewalks

- Lawn
- Landscaping

- Shed
- Garage
- Trash Cans (pick up days: _____)
- Dumpster (pick up days _____)

Inside Maintenance

- AC
- Heat
- Other Feature(s)

Furnishings: Total Cost: _____ *Recommendations at: Rentalpreneur.com/shop

- Bedding _____
- Kitchenware _____
- Decorations _____
- Supplies (tp, papertowels, sponges) _____
- Ceaning supplies _____
- Misc. _____
- Automations (e.g door locks, AC) Total Automations Cost After Install \$ _____

Furnishings:

- Low \$ (Craigslist 0-\$500)
- Medium \$\$ (Ikea \$1000-\$5000)**
- High \$\$ (Specialty \$5k+)**

Major Appliances to Buy & Cost (TOTAL \$ _____)

- Fridge \$ _____
- Microwave \$ _____
- Washer Dryer \$ _____
- _____
- _____
- _____

Major Furniture Needed: (\$TOTAL COST EST. _____) *Recommendations at: Rentalpreneur.com/shop

- Couch \$ _____
- Chaise / Single Chairs _____
- Coffee Table & Side Tables # _____ \$ _____

- Beds # _____ Sizes: S _____ Q _____ K _____ \$ _____
- Side tables # _____ \$ _____
- Kitchen Table & Chairs \$ _____
- Desk \$ _____
- Dresser(s) # _____ \$ _____
- _____
- _____
- _____

- Cleaning Move Costs::
- Low (I can do myself) _____ COST: _____
- Medium (Hire a cleaner) _____ COST: _____
- Professional Cleaning _____ COST: _____

Projected Occupancy Potential

(See Airbnb comps)

- Low (under 20%)
- Average (20-40%)
- High (40% or higher)

Total RISK for this type of property?

- Low Risk
- Medium Risk
- High Risk

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Thank you!
Rachel Prince - Rentalpreneur.com